

**AGENDA
ZONING REVIEW BOARD
NOVEMBER 18, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-20-90** A substitute Ordinance by Zoning Committee to rezone from R-4B (Single Family Residential) to R-4B-C (Single Family Residential) for property located at **660 Pershing Avenue SE, 668 Pershing Avenue Lot 12 SE, 672 Pershing Avenue SE, 672 Pershing Avenue Lot 13 SE, 678 Pershing Avenue SE, 0 Pershing Avenue SE (14 0024 LL0418), 1149 Lonetia Avenue SE, 1155 Lonetia Avenue SE, 1159 Lonetia Avenue SE, 1165 Lonetia Avenue SE, 1174 Lonetia Avenue SE, 1175 Lonetia Avenue SE, 1180 Lonetia Avenue SE, 1183 Lonetia Avenue SE, 1181 Morley Avenue SE** fronting approximately 299.8 feet on the north side of Pershing Avenue beginning 300 feet south of the southeast corner of Francis and Lonetia running thence south along the west side of Lonetia Avenue 75 feet; thence 125 feet west to the south east corner of Lot 7 in Block 4; thence running east 125 feet to the point of beginning Depth: varies Area: 14 acres, Land Lot 23 and 24, 14th District Fulton County, Georgia
OWNER: PARKWOOD LIVING, LLC
APPLICANT: KYLE WILLIAMS
NPU W COUNCIL DISTRICT 1
2. **Z-21-82** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **257 Oakcliff Road NW** fronting 162.88 feet on the north side of Oakcliff Road NW beginning at an iron pin found at the corner formed by the intersection of the western right of way of Harwell Road and the northern right of way of Oakcliff Road Depth: 1736.99 feet Area: 19.98 acres, Land Lot 243, 14th District, Fulton County, Georgia
OWNER: DEBORAH KNOWLES
APPLICANT: ELIJAH TUTT
NPU H COUNCIL DISTRICT 10
3. **Z-21-87** An Ordinance by Zoning Committee designating the Ormewood Avenue Bridge, located at **834 Ormewood Avenue SE and 841 Ormewood Avenue SE** and the Atlanta BeltLine Corridor SE Land Lot 22 of the 14th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from R-4/BL (Single Family Residential/ BeltLine Overlay) to R-4/BL/LBS (Single Family Residential/ BeltLine Overlay/Landmark Building/Site); to repeal conflicting laws; and for other purposes
NPU W COUNCIL DISTRICT 1

4. **Z-21-88** An Ordinance by Zoning Committee designating the Smith Farm, located at **130 West Paces Ferry Road NE** Land Lot 99 of the 17th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from R-3 (Single Family Residential) to R-3/LBS (Single Family Residential/Landmark Building/Site); to repeal conflicting laws; and for other purposes
NPU B COUNCIL DISTRICT 8

5. **U-21-11** An Ordinance by Zoning Committee for a special use permit for outdoor displays or sales areas pursuant to 16-32.007(2)(A) for property located at **1318 Sylvan Road SW** fronting 100 feet on the east side of Sylvan Road beginning at the southeast corner of Sylvan Road and Erin Avenue and running thence south along the east side of Sylvan Road, a distance of 150 feet to an alley Depth: 150 feet Area: .05165 acres, Land Lot: 105, 14th District, Fulton County, Georgia
OWNER: TRENT WHITE
APPLICANT: TRITON HOLDINGS REIT, LLC C/O TERRY BAILEY
NPU X COUNCIL DISTRICT 2

6. **U-21-13** An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking lot pursuant to 16-34.007(1)(L) for property located at **765 Moreland Avenue SE** fronting 211 feet on the west side of Moreland Avenue beginning at a 1' open top pipe found at the intersection of the southerly right-of-way line of Ormewood Avenue and the westerly right-of-way Moreland Avenue Depth: 280 feet Area: 1.63 acres, Land Lot: 11, 14th District, Fulton County, Georgia
OWNER: SE COMMERCIAL HOLDINGS, LLC
APPLICANT: PATRICIA WALLIS
NPU W COUNCIL DISTRICT 1

7. **U-21-14** An Ordinance by Zoning Committee for a special use permit for a park for hire surface parking lot pursuant to 16-34.007(1)(L) for property located at **1039 Grant Street SE** fronting 711 feet on the west side of Grant Street commencing at a point located at the intersection of the easterly right of way of Grant Street and southerly right of way of Grant Cove Place Depth: 321 feet Area: 4.6 acres, Land Lot: 42, 14th District, Fulton County, Georgia
OWNER: 1039 GRANT, LLC
APPLICANT: PATRICIA WALLIS
NPU W COUNCIL DISTRICT 1

8. **U-21-15** An Ordinance by Zoning Committee for a special use permit for outdoor displays or sales areas pursuant to 16-11.005(1)(L) for property located at **876 Bouldercrest Drive SE** fronting 186 feet on the east side of Bouldercrest Drive beginning at the point where the curve forming the intersection of Flat Shoals Road and Bouldercrest Road intersects the northeast side of Bouldercrest Road Depth: varies Area: .30 acres, Land Lot: 146, 15th District, DeKalb County, Georgia
OWNER: 876 BOULDERCREST, LLC
APPLICANT: PATRICIA WALLIS
NPU W COUNCIL DISTRICT 1

9. **U-21-16** An Ordinance by Zoning Committee for a special use permit for a park for hire facility pursuant to 16-32.007(1)(i) for property located at **532 Joseph Avenue** fronting 50 feet on the east side of Flat Shoals Avenue SE beginning at the corner formed by the intersection of the northerly right-of-way line of Glenwood Avenue with the northeasterly right-of-way line of Flat Shoals Avenue Depth: 180 feet Area: .415 acres, Land Lot: 177, 15th District, DeKalb County, Georgia
OWNER: 1245 GLENWOOD, LLC
APPLICANT: PATRICIA WALLIS
NPU W COUNCIL DISTRICT 5
10. **U-21-17** An Ordinance by Zoning Committee for a special use permit for a park-for-hire facility pursuant to 16-32.007(1)(i) for property located at **455 Haas Avenue SE** fronting 50 feet on the east side of Flat Shoals Avenue beginning at the corner formed by the intersection of the northerly right of way line of Glenwood Avenue with the northeasterly right of way line of Flat Shoals Avenue Depth: 180 feet Area: .415 acres, Land Lot: 177, 15th District, DeKalb County, Georgia
OWNER: 514 FLAT SHOALS, LLC
APPLICANT: PATRICIA WALLIS
NPU W COUNCIL DISTRICT 5
11. **U-21-28** An Ordinance by Zoning Committee for a special use permit for non-residential uses or establishments exceeding 7,500 Square Feet Pursuant to 16-40.003(4)(A) for property located at **1000 Marietta Street NW**, fronting 601 feet on the south side of Marietta Street commencing at a 5/8" rebar with cap set at the intersection of the southerly right of way of West Marietta and the common Land Lot Line of Land Lot 112 of the 14th District and Land Lot 150 of the 17th District Depth: varies Area: 4.594 Acres, Land Lot: 112, 14th District, Fulton County, Georgia
OWNER: AP BRICKWORKS LLC
APPLICANT: ATLANTA SLINGSHOT LLC
NPU E COUNCIL DISTRICT 3

DEFERRED CASES

12. **Z-20-43** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14th Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes
NPU's B, E, M & F

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13. **Z-20-84** A substitute Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to PD-H (Planned Development Housing) for property located at **480 South Evelyn Place Rear NW** fronting 50 feet on the south side of North Avenue beginning at the southwest corner of the intersection of North Avenue and South Evelyn Place; thence extend west along the south side of North Avenue 310 feet; thence extend south 190 feet to the point of beginning Depth: 150 feet Area: 5 acres, Land Lot 175, 14th District Fulton County, Georgia
OWNER: GOD’S ACRE BAPTIST CHURCH AT BEN HILL, INC.
APPLICANT: DARRIAN DUNN, P.E.
NPU J COUNCIL DISTRICT 3
14. **Z-21-09** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) and I-2-C (Heavy Industrial Conditional) to PD-MU (Planned Development Mixed Use) for property located at **285 Mayson Avenue NE and 0 1st Street NE (15 210 03 159)** fronting 380 feet on the west side of Mayson Avenue beginning at on iron pin set at the northerly right of way of LaFrance Street (f.k.a Amanda Street) and the easterly right of way of Mayson Avenue Depth: varies Area: 13.3 acres, Land Lot 210, 15th District, DeKalb County, Georgia
OWNER: SFC GLOBAL SUPPLY CHAIN, INC.
APPLICANT: TOLL SOUTHEAST LP CO INC.
NPU O COUNCIL DISTRICT 5
15. **Z-21-43** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential /BeltLine Overlay) for property located at **185 Flat Shoals Avenue SE** fronting 102 feet on the south side of Flat Shoals Avenue beginning at a point 216 feet from the southeast corner of Soldiers Home Car Line and Wilber Avenue Depth: 233 feet Area: 0.366 Acres, Land Lot 13, 14th District, Fulton County, Georgia
OWNER: AZIM PEERA
APPLICANT: JULIAN QUINN
NPU N COUNCIL DISTRICT 5
16. **Z-21-85** An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition of a “Short-Term Rental” and to allow a short-term rental as a use in certain zoning districts; and for other purposes
ALL NPU’s

END OF AGENDA